

SITE DATA:			
LOT AREA:		50,320 S.F. (1.15 ACRES)	PARCEL NUMBER: 47372
			EXISTING ZONING: GC
SETBACKS			LAND USE: GENERAL COMMERCIAL
FRONT YARD:		30'	SITE AREA: 1.15 ACRES (50,320 S.F.)
STREET SIDE YARD:		30'	LEGAL DESCRIPTION: THE MOORS BLOCK 1 LOT 102
INT. SIDE YARD:		0'	ADDRESS: 5009 HWY 277 S
REAR YARD:		0'	ABILENE, TX 79605
MAXIMUM BUILDING HEIGHT			PROPOSED USE: AUTOMOBILE WASH
ALLOWED:		35'-0"	TOTAL BUILDING AREA: 5,402 S.F.
PROPOSED:		24'-0"	SITE COVERAGE:
PARKING REQUIRED:			
CARWASH 600/200		10 SPACES	
TOTAL PARKING REQUIRED:		0	
TOTAL PARKING PROVIDED:		23 SPACES	
VACUUM STALLS PROVIDED:		21 STALLS	
ACCESSIBLE SPACES REQUIRED:		01 SPACES	
ACCESSIBLE SPACES PROVIDED:		01 SPACES	

FLOOD NOTE:			
DFIRM_ID	48441C	VERSION_ID	1.1.1.0
FLD_AR_ID	48441C_427	STUDY_TYP	NP
FLD_ZONE	AE		
ZONE_SUBTY	AREA OF MINIMAL FLOOD HAZARD		
SOURCE_CIT	48441C_STUDY3		

SIDEWALK NOTE:

SIDEWALKS AND CORRESPONDING CURB RAMPS LOCATED IN CITY RIGHT OF WAY OR PUBLIC ACCESS EASEMENT MUST BE PERMITTED THROUGH ABILENE'S PUBLIC WORKS DEPARTMENT.

EROSION CONTROL:

SIDEWALKS AND CORRESPONDING CURB RAMPS LOCATED IN CITY RIGHT OF WAY OR PUBLIC ACCESS EASEMENT MUST BE PERMITTED THROUGH ABILENE'S PUBLIC WORKS DEPARTMENT.

SITE LIGHTING:

ALL SITE LIGHTING SHALL MEET ALL CITY OF ABILENE DESIGN STANDARDS. ALL LIGHTING (INCLUDING WALL MOUNTED LIGHTING) SHALL BE FULLY SHIELDED AND SCREENED FROM RESIDENTIALLY ZONED PROPERTIES, PARKING AND PUBLIC RIGHT OF WAYS.

REFUSE COLLECTION FACILITY:

DUMPSTER, PAD AND ENCLOSURE (INCLUDING GATES) SHALL COMPLY WITH CURRENT CITY STANDARDS.

DRIVEWAY PERMIT NOTE:

DRIVEWAYS TO BE PERMITTED THROUGH THE PUBLIC WORKS DEPARTMENT & CONSTRUCTED TO CITY STANDARDS. PERMIT SHALL BE OBTAINED FROM TxDOT FOR ANY WORK REQUIRED IN TxDOT RIGHT OF WAYS.

LANDSCAPE PLAN:

A COMPLETE LANDSCAPE & IRRIGATION PLAN MEETING ALL CITY REQUIREMENTS SHALL BE SUBMITTED TO PLANNING & DEVELOPMENT FOR REVIEW & APPROVAL. ALL LANDSCAPING & IRRIGATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF CERT. OF OCCUPANCY.

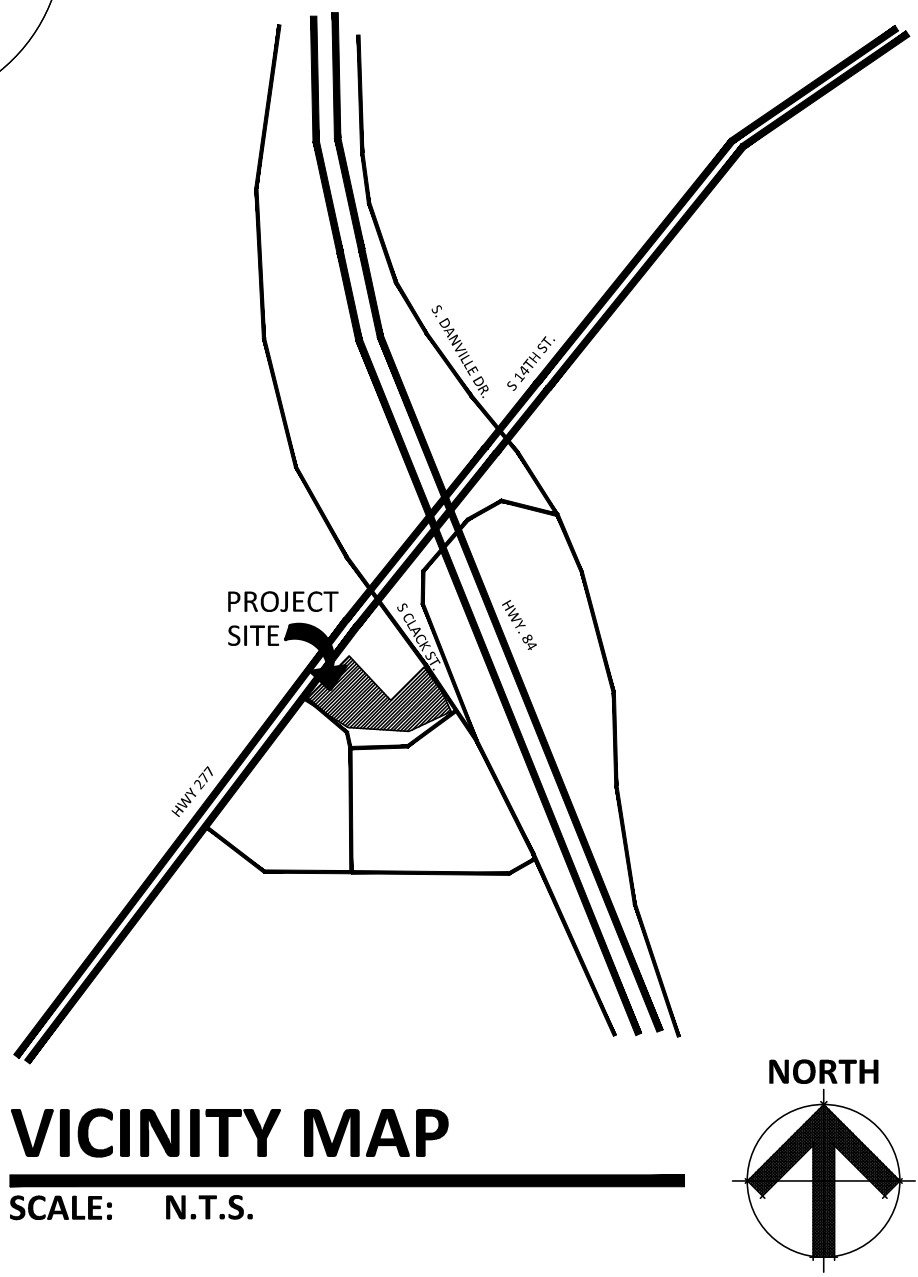
- UTILITY NOTES:**
1. WATER METER SHALL NOT BE TAPPED ON FIRE LINE
 2. WATER METER NEEDS TO BE IN PUBLIC RIGHT OF WAY OR EASEMENT
 3. SERVICE LINE FROM WATER METER TO BUILDING SHALL BE 50% LARGER THAN DESIRED METER SIZE
 4. WATER & SEWER SERVICE LINE LOCATIONS, TYPE & SIZE SHALL BE COORDINATED WITH THE CITY OF ABILENE WATER DEPARTMENT & LOCAL PLUMBING CODES

MECHANICAL EQUIPMENT:

MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) WILL BE SCREENED FROM VIEW OR STREET & PARKING LOTS, BY MATERIALS CONSISTENT WITH BUILDING EXTERIOR

DRAINAGE PLAN NOTES:

EXISTING CONDITIONS: TOTAL PERVIOUS AREA:
PROPOSED CONDITIONS: TOTAL IMPERVIOUS AREA: 45,134
TOTAL LANDSCAPE AREA: 5,186



SITE PLAN
SCALE: 1/16"=1'-0"

ARCHITECT:
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OWNER:
WCW 277, LLC.
9237 EAST VIA DE VENTURA, STE. 110
SCOTTSDALE, ARIZONA 85258
CONTACT: JAY TARANTON
PHONE: (480)825-3855
E-MAIL: jtaranton@outlook.com

277 CAR WASH
5009 HWY 277 S
ABILENE, TX 79605
DATE: 11-18-2020

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SP-9
SITE PLAN

RKAA# 20202.00

